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U.S. BANKRUPTCY COURT
DISTRICT OF MARYLAND
GREENBELT

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
(GREENBELT DIVISION)

In re:)
) Chapter 11
STARTEC GLOBAL COMMUNICATIONS)
CORPORATION, et al.,) Case Nos. 01-25013 (DK);
) 01-25009 (DK) & 01-25009
Debtors.) (Jointly Administered)

**ORDER EXTENDING THE TIME WITHIN WHICH
THE DEBTORS MAY ASSUME OR REJECT
UNEXPIRED LEASES OF NON-RESIDENT REAL PROPERTY**

This matter having come before the Court on the Motion of Debtors for an Order Extending the Time Within Which Debtors May Assume or Reject Unexpired Leases of Non-Residential Real Property, dated January 10, 2002 (the "Motion")², filed by Startec Global Communications Corporation and the affiliated debtors, Startec Global Operating Company and Startec Global Licensing Company, debtors and debtors in possession herein (collectively, the "Debtors"); this Court having reviewed the Motion and having heard the statements of counsel in support of the relief requested therein at a hearing (if any) held before the Court; it appearing to the Court that (a) it has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334; and (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b); due and sufficient notice of the Motion having been given under the circumstances; and the Court having determined that the relief sought in the Motion is in the best interests of the Debtors, their estates, and all parties in interest, and all objections (if any) to the Motion having been withdrawn or overruled; therefore, upon the Motion and all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor, it is hereby

² All capitalized terms used in this Order have the meaning given to them in the Motion unless otherwise specified in this Order.

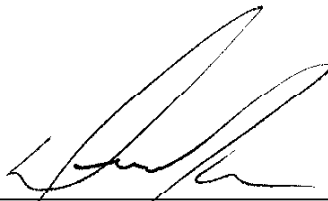
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1. ORDERED that, the Motion is granted; and it is further
2. ORDERED that, pursuant to Section 365(d)(4) of the Bankruptcy Code, the date by which the Debtors must elect to assume or reject their unexpired leases of non-residential real property, including without limitation each of those interests identified by the Debtors in Exhibit A to the Motion to the extent that it is an "unexpired lease of non-residential real property" within the meaning of such term under Section 365(d)(4) of the Bankruptcy Code, is extended for each Debtor respectively through and including the date of entry of a final non-appealable order confirming such Debtor's plan of reorganization or liquidation; and it is further
3. ORDERED that, nothing contained in this Order shall in any respect be deemed to prejudice the right or ability of the Debtors to assume or reject an unexpired lease of non-residential real property, or the rights of any lessor with respect to any motion to assume or reject an unexpired lease of non-residential real property; and it is further
4. ORDERED that, this Order is without prejudice to the rights of any lessor under any unexpired lease of non-residential real property with a Debtor that is affected by this Order to file a motion seeking to shorten the Deadline with respect to the particular unexpired lease of non-residential real property that is affected; and it is further
5. ORDERED that, no finding is made that the interests identified by the Debtors in Exhibit A to the Motion constitute unexpired leases of non-residential real property, and this Order is without prejudice to any rights of the Debtors' to argue that any agreement regarding the use of real property, including those identified in Exhibit A to the Motion, does not in fact qualify as an unexpired lease of nonresidential real property under Section 365(d)(4); and it is further

6. ORDERED that, this Court shall retain jurisdiction to hear and determine all matters arising from the implementation of this Order.

Dated: February 6, 2002
Greenbelt, Maryland



JUDGE

Copies to: Philip D. Anker
Wilmer, Cutler & Pickering
2445 M Street, N.W.
Washington, D.C. 20037-1420

Julie Mack
Office of U.S. Trustee
6305 Ivy Lane, Suite 600
Greenbelt, MD 20770

Entities identified on Exhibit A to Motion

Exhibit A

NON-RESIDENTIAL REAL PROPERTY LEASES

PROPERTY LOCATION	LANDLORD ADDRESS	STARTEC ENTITY
1151 Seven Locks Road Potomac, MD 20854	Sublandlord: Ceridian Corporation Attn: Sharon Klein 3311 East Old Shakopee Road Minnesota, MN 55425 Prime Landlord: Allan J. Riley Marital Trust Attn: Robert Quesada 1 Rockefeller Plaza Suite 2700 New York, NY 10020-2141	Startec Global Operating Company
225 Varick Street, 5th Floor New York, NY 10014	Parish of Trinity Church 100 Avenue of the Americas 11th Floor New York, NY 10013 Parish of Trinity Church P.O. Box GPO Church St. Station New York, NY 10087 Trinity Church Attn: Stephen Heyman, Director of Commercial Leasing 74 Trinity Place New York, NY 10006-2088	Startec Global Communications Corporation
(SWITCH) The Garland Building 1200 West 7 th Street Los Angeles, CA 90071	Wells Fargo Bank Corporate Properties Group Attn: Negotiations Manager 633 Folsom Street, 6 th Floor San Francisco, CA 94107-3600 Wells Fargo Bank Corporate Properties Group Attn: Edith Meyers 333 So. Grand Avenue Suite 700 Los Angeles, CA 90071	Startec Global Communications Corporation
111 Eighth Avenue 5 th Floor New York, NY	Extranet Telecommunications Inc. Attn: Michael A. Collado 111 8 th Avenue Suite 1533 New York, NY 10011	Startec Global Operating Company (as successor in interest to Startec, Inc.)

PROPERTY LOCATION	LANDLORD ADDRESS	STARTEC ENTITY
1111 Route 110 Office #s 316, 317, 318 East Farmingdale, NY 11735	Immediate Office Space Attn: Kristinak Kekajilo Suite 301 1111 Route 110 East Farmingdale, NY 11735	Startec Global Operating Company
(POP) 155 North Michigan Avenue Chicago, IL 60601	Broadwing Attn: Ernest Williams 11101 Metric Boulevard, #821-A Austin, TX 78758	Startec Global Operating Company
(POP) 2223 North Houston Street Dallas, TX 75202	Broadwing Attn: Ernest Williams 11101 Metric Boulevard, #821-A Austin, TX 78758	Startec Global Operating Company
(POP) 185 Berry Street, 3rd Floor San Francisco, CA 94107	Level 3 Attn: Tara Pilkington 1025 Eldorado Boulevard Broomfield, CO 80021	Startec Global Operating Company
(POP) 19675 West Ten Mile Road 3rd Floor Detroit, MI 48076	Level 3 Attn: Tara Pilkington 1025 Eldorado Boulevard Broomfield, CO 80021	Startec Global Operating Company
(POP) 380 Lake Destiny Drive Orlando, FL 32810	Level 3 Attn: Tara Pilkington 1025 Eldorado Boulevard Broomfield, CO 80021	Startec Global Operating Company
36 Northeast Second Street Miami, FL 33132-2113	Bell South P.O. Box 70807 Charlotte, NC 28272-0807 Bell South 36 Northeast Second Street Miami, FL 33132	Startec Global Operating Company